



Bridgewater

Estates & Lettings



36 Sandy Lane, Lymm, WA13 9HQ
Asking Price £300,000



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Description

A CHARACTERFUL TWO BEDROOM COTTAGE IN A POPULAR LYMM LOCATION

This attractive and larger than average two bedroom cottage occupies a popular and convenient position within Lymm, offering well-proportioned accommodation together with excellent outside space and off-road parking.

The property has a welcoming large through lounge, providing an excellent everyday living and entertaining space, with a feature fireplace housing a log-burning stove, creating a particularly cosy focal point.

To the rear is a stylish oak fitted kitchen with granite work surfaces, complemented by a range-style cooker and offering a practical and attractive space for cooking and dining.

Upstairs, there are two well-proportioned bedrooms together with a generous family bathroom, fitted with both a full-size bath and separate shower cubicle.

Externally, the property benefits from off-road parking and an impressive large rear garden, providing plenty of space for outdoor dining, entertaining and family use — a particularly appealing feature for a cottage of this type.

Further benefits include double glazing throughout and a new composite front door.

Kitchen

11'4" x 10'2"

Lounge

25'11" x 10'5"

Bedroom 1

14'3" x 11'4"

Bedroom 2

11'2" x 8'3"

Bathroom

14'1" x 5'7"



Key Features

Spacious kitchen with Oak units, granite work tops and a range style cooker

Lounge with log burner

large bathroom with separate shower cubicle

Enclosed rear garden

Off road parking

EPC Level D

Council Tax Band - C

Lymm Information

Lymm is a picturesque village in the heart of Cheshire boasting numerous restaurants, pubs, and beautiful walks. The village provides good shopping facilities with a weekly market and a good bus service. It has 4 excellent primary schools and Lymm High secondary school, which has an exceptional reputation.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Local Authority

Warrington Borough Council, Town Hall, Sankey Street, Warrington, 01925 443322

Transport Links

The village is well served by road and motorway networks, with easy access to Manchester and Liverpool. The M56 (junctions 7 & 9) and M6 (Junction 20) motorways are both within 3 miles of Lymm

Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111

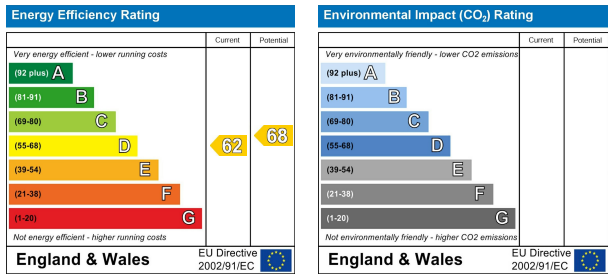






TOTAL APPROX FLOOR AREA 794.80 SQ.FT. (73.84 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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